

SHOP SPACE NEAR MT. SAC COLLEGE AVAILABLE

FORMER RESTAURANT AVAILABLE FOR LEASE

1205 - 1243 N. Grand Avenue, Walnut, CA 91789



MT. SAC
Mt. San Antonio College

Approximately
±29,971 Students Enrolled

PAUL SU

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PROGRESSIVE
REAL ESTATE PARTNERS

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

- ±2,554 SF former restaurant available for lease.
- Located along the signalized intersection of N. Grand Avenue and Amar Road the site has high visibility to ±82,863 cars per day
- The surrounding population boasts an average household income of \$210,958 and over 7,200 residents within a 1-mile radius
- The retail center is located directly across from Mount San Antonio College with over ±29,971 actively enrolled students
- Shopping center has attractive co-tenants including Chevron, Yoshinoya, Subway , Wingstop and The Habit Burger Grill
- 163 unit apartment complex situated behind the center

RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

SITE PLAN



UNIT 1225 - ±2,552 SF (SECOND GEN RESTAURANT WITH HOOD AND GREASE)



Unit 1225 - ±2,552 SF (second gen restaurant space with Hood and Grease Trap)

DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2024 Total Population	7,037	73,561	339,707
2024 Median Age	44.8	42.5	40.3
2024 Total Households	2,260	23,510	107,740
2024 Average Household Size	3.1	3.0	3.1
INCOME			
2024 Average Household Income	\$200,318	\$161,865	\$136,516
2024 Median Household Income	\$148,215	\$122,668	\$103,426
2024 Per Capita Income	\$64,344	\$52,132	\$43,461
BUSINESS SUMMARY			
2024 Total Businesses	295	5,564	17,212
2024 Total Employees	1,389	47,710	147,007

Presented By



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Confidentiality & Disclaimer

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE

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